Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3 Windsor Lane, Surrey Hills Vic 3127

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,300,000 & $1,350,000

Median sale price

Median price $2,299,999 Property Type House Suburb Surrey Hills

Period - From 01/07/2024 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/251 Elgar Rd SURREY HILLS 3127	$1,335,888	01/06/2025
2	2/24 Rochester Rd CANTERBURY 3126	$1,300,000	24/05/2025
3	73 Maling Rd CANTERBURY 3126	$1,450,000	16/04/2025

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 27/08/2025 16:21

3 Windsor Lane, Surrey Hills Vic 3127



Property Type:
Agent Comments

Indicative Selling Price
$1,300,000 - $1,350,000
Median House Price
Year ending June 2025: $2,299,999

Comparable Properties



1/251 Elgar Rd SURREY HILLS 3127 (REI/VG)

3 2 3

Agent Comments

Price: $1,335,888
Method: Expression of Interest
Date: 01/06/2025
Property Type: Unit
Land Size: 367 sqm approx



2/24 Rochester Rd CANTERBURY 3126 (REI/VG)

3 2 2

Agent Comments

Price: $1,300,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Townhouse (Res)



73 Maling Rd CANTERBURY 3126 (REI/VG)

3 2 3

Agent Comments

Price: $1,450,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 389 sqm approx

Account - Marshall White | P: 03 9822 9999

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.